



BUILDING PROJECTIONS AND CREATING THE PICTURESQUE CITY

DCMR 12: Construction Code, Chapter 32, Encroachments

Commission of Fine Arts
February 21, 2019



The DC Office of Planning





skyline



iconic buildings



public space



projections

projections in other US cities

<i>City</i>	<i>Below Grade</i>	<i>Above Grade</i>	<i>Steps (example)</i>
Washington, DC	Areaways, Vaults, Tunnels	Awnings, Canopies, Marquees, Port Cocheres, Steps, Ramps, Porches, Show Windows, Bay Windows, Oriel Windows, Towers, Colonnades, Market Sheds, Loading Platforms and Scales	Up to 10'
Indianapolis, IN	--	--	--
Los Angeles, CA	--	Awnings, Canopies, Marquees	--
Seattle, WA	Areaways	Awnings, Canopies, and Marquees	--
Philadelphia, PA	Vaults	Oriel Windows, “Bulk” Window, Balconies, Awnings, Canopies, Marquees, Wheelchair Elevators	--
New York, NY	Areaways, Vaults, Tunnels	Balconies, Steps, Marquees (ramps allowed on historic buildings being updated)	Up to 18”

landscaped “public parking”



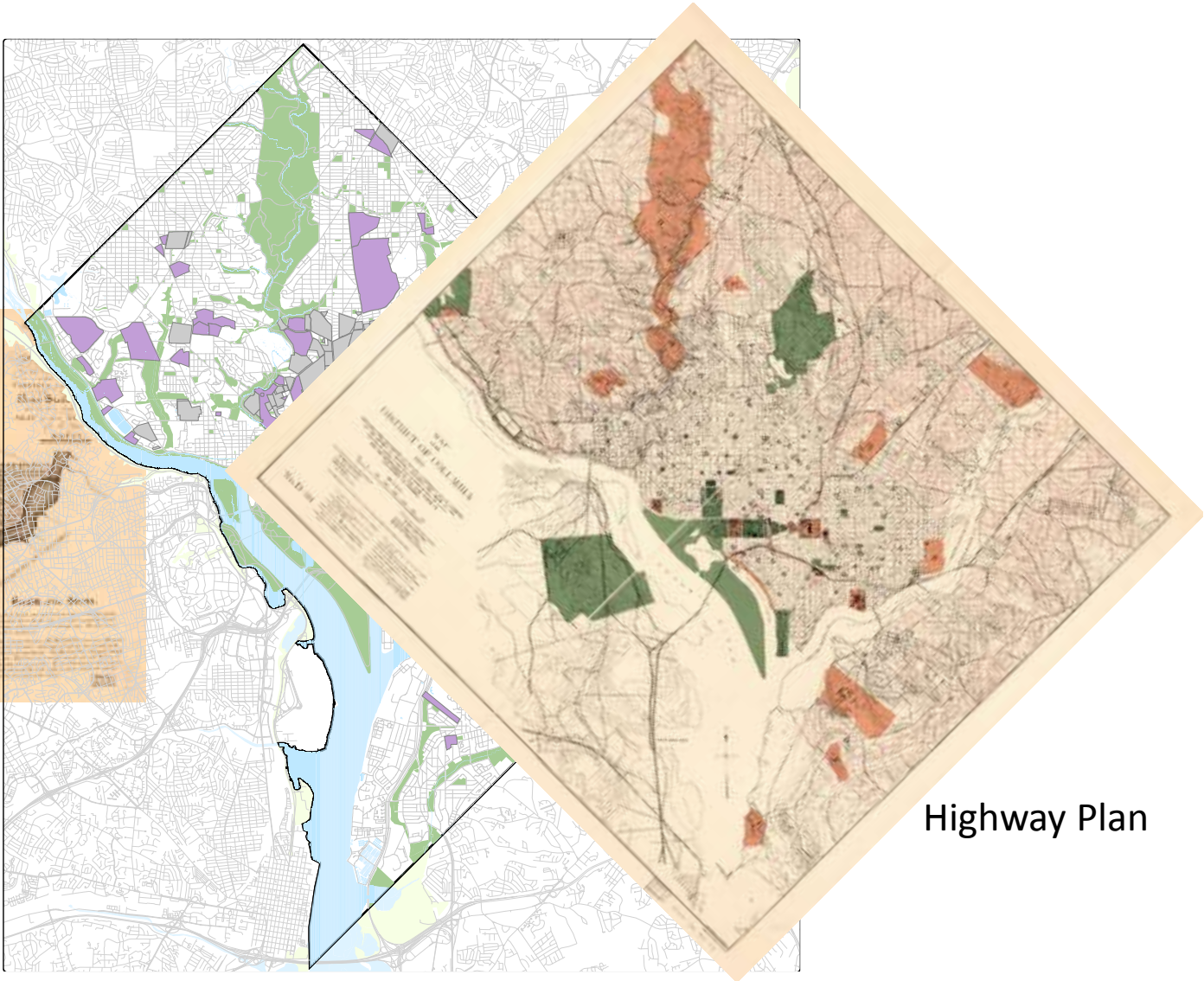
K Street NW – circa 1880

“ . . . the corporation of the city of Washington be, and hereby authorized to set apart from time to time, as parks, to be adorned with shade-trees, walks, and enclosed with curbstones, not exceeding one half of the width of any and all avenues and streets in the said city of Washington, leaving a roadway of not less than thirty-five feet in width in the centre of said avenues and streets, or two such roadways on each side of the park in the centre of the same . . . ”

- Enacted by the Senate and House of Representatives of the United States of America, April 6th, 1870

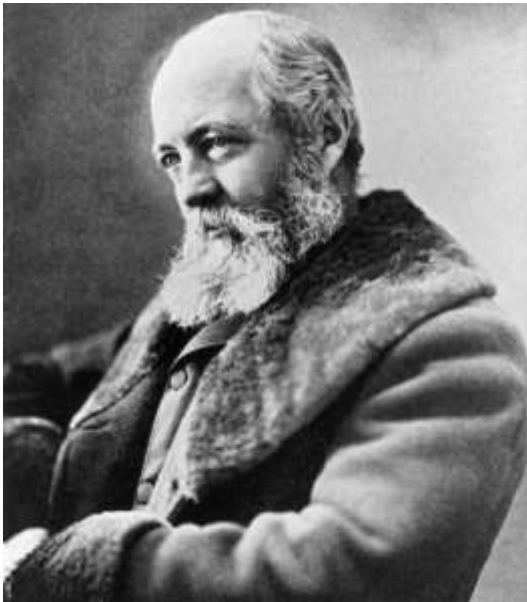


L'Enfant Plan

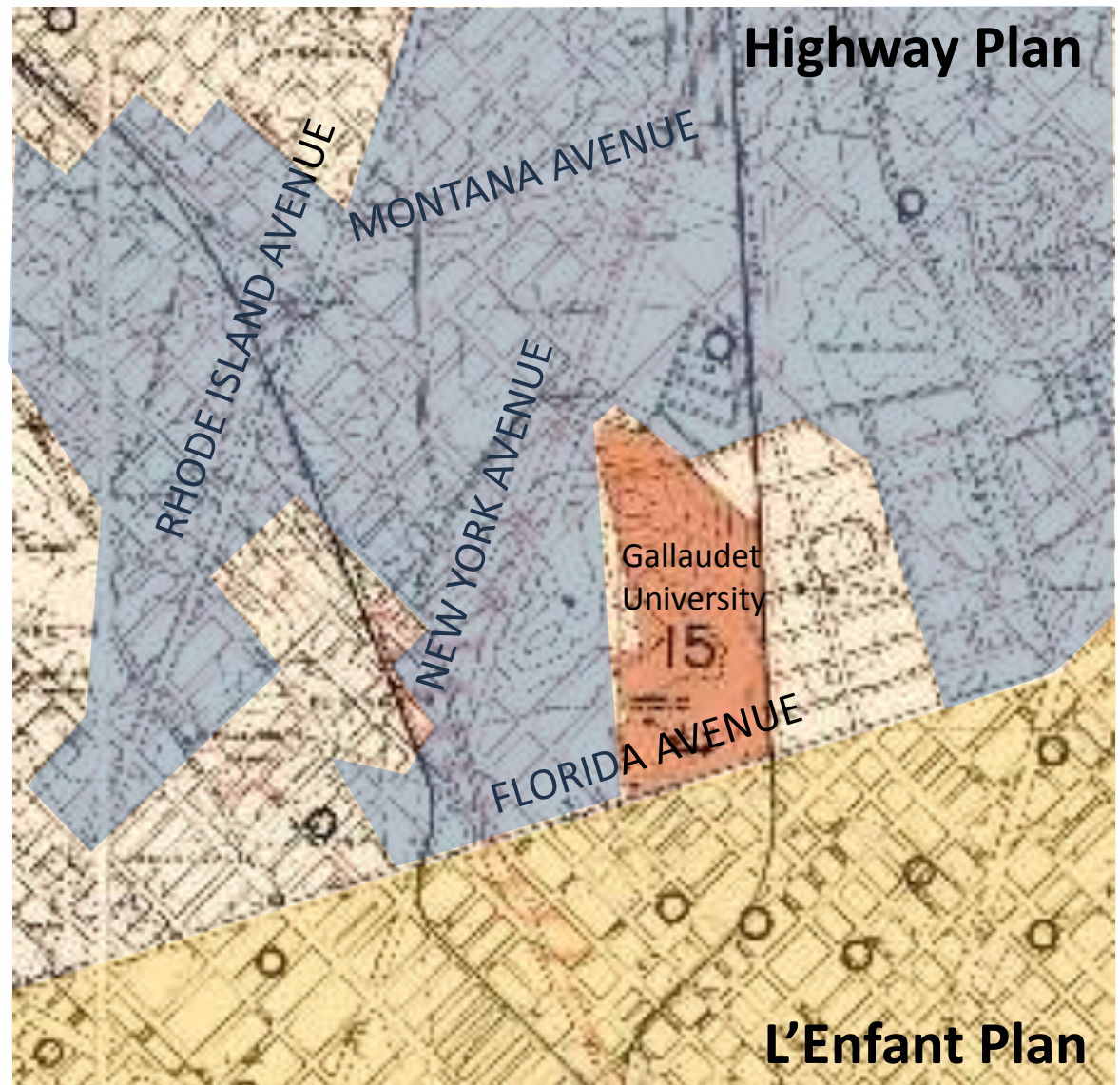


Highway Plan

Unregulated Subdivisions



Frederick Law Olmsted, Sr.



what are building projections?



public parking – the green space that holds the city together



projections



Washington, DC



Boston



San Francisco



Philadelphia

design goals



Above Grade: Bay Windows, Oriel Windows, Show Windows, Towers , Porches, and Balconies



Above Grade: Steps, Ramps, Canopies, Awnings, Marquees, and Colonnades



Below Grade: Areaways and Vaults



Table 14. Bay Projections																	
Designation of Projection	Height of Projections	Width of Projections	Width of Projections	Distance of Projections Outward from Building Line (to be measured from line of first story)										Bay Projection Table			
				C, C-M, and M Zones		R and SP Zones				R and SP Zones				Width of Bay Projections			
All Streets	On Parked Streets	On Unparked Streets	All Streets	On Parked Streets				On Unparked Streets				Width of Building	Double Projections	Single Projections	Extent of front of building line to be preserved		
				When parking is 20' or more wide	More than 70' wide	70' and less to 60' wide	60' and less wide	More than 80'	80' and less to 70' wide	70' and less to 60' wide	60' and less to 45' wide					45' and less to 40' wide	
Areaways	Limited to surface of adjacent grade	Unlimited	4'	7'	6 1/2'	6'	.....	4'	4'	4'	.....	.....	16'	.....	9'	3' 6"
Bases and Water Tables	Up to 4' above grade at building wall but not above window sill level of main story.	Unlimited	8" beyond building line	8" beyond building line	8" beyond building line	8" beyond building line	8" beyond building line	8" beyond building line	8" beyond building line	8" beyond building line	8" beyond building line	8" beyond building line	17'	.....	9' 6"	3' 10"
													18'	.....	10'	4' 2"
													19'	.....	10' 6"	4' 6"
													20'	.....	11"	4' 10"
													21'	.....	11' 6"	
													22'	.....	12'	
													23'	.....	12' 6"	
													24'	13' 6"	13' 2"		
Bay-Windows	Unlimited	See Bay Projection Table	.....	4'	4'	3'	.....	3'	3'	3'	.....	.....	25'	13' 6"	13' 2"	
													26'	14'	13' 4"		
Belt Courses, Cornices, and Roof Overhangs	Unlimited	Unlimited	Belt courses are limited to 8" and cornices and roof overhangs are limited to 60".	Belt courses are limited to 8" and cornices and roof overhangs are limited to 60".	Belt courses are limited to 8" and cornices and roof overhangs are limited to 60".	Belt courses are limited to 8" and cornices and roof overhangs are limited to 60".	Belt courses are limited to 8" and cornices and roof overhangs are limited to 60".	Belt courses are limited to 8" and cornices and roof overhangs are limited to 60".	Belt courses are limited to 8" and cornices and roof overhangs are limited to 60".	Belt courses are limited to 8" and cornices and roof overhangs are limited to 60".	Belt courses are limited to 8" and cornices and roof overhangs are limited to 60".	Belt courses are limited to 8" and cornices and roof overhangs are limited to 60".	27'	14' 6"	13' 6"		
													28'	15'	13' 8"		
													29'	15' 6"	13' 10"		
													30'	16'	14'		
Colonnades	Two-Stories	Unlimited except for 8' separation from party or lot line extended.	Colonnade projections are limited to 6' where parking is 17' or more wide. Projecting colonnades shall not be permitted on streets where parking is less than 17' wide.	Colonnade projections are limited to 6' where parking is 17' or more wide. Projecting colonnades shall not be permitted on streets where parking is less than 17' wide.	Colonnade projections are limited to 6' where parking is 17' or more wide. Projecting colonnades shall not be permitted on streets where parking is less than 17' wide.	Colonnade projections are limited to 6' where parking is 17' or more wide. Projecting colonnades shall not be permitted on streets where parking is less than 17' wide.	Colonnade projections are limited to 6' where parking is 17' or more wide. Projecting colonnades shall not be permitted on streets where parking is less than 17' wide.	Colonnade projections are limited to 6' where parking is 17' or more wide. Projecting colonnades shall not be permitted on streets where parking is less than 17' wide.	Colonnade projections are limited to 6' where parking is 17' or more wide. Projecting colonnades shall not be permitted on streets where parking is less than 17' wide.	Colonnade projections are limited to 6' where parking is 17' or more wide. Projecting colonnades shall not be permitted on streets where parking is less than 17' wide.	Colonnade projections are limited to 6' where parking is 17' or more wide. Projecting colonnades shall not be permitted on streets where parking is less than 17' wide.	Colonnade projections are limited to 6' where parking is 17' or more wide. Projecting colonnades shall not be permitted on streets where parking is less than 17' wide.	31'	16' 6"	14' 2"		
													32'	17'	14' 4"		
													33'	17' 6"	14' 6"		
													34'	18'	14' 8"		
													35'	18' 6"	14' 10"		

Things to keep in mind . . .

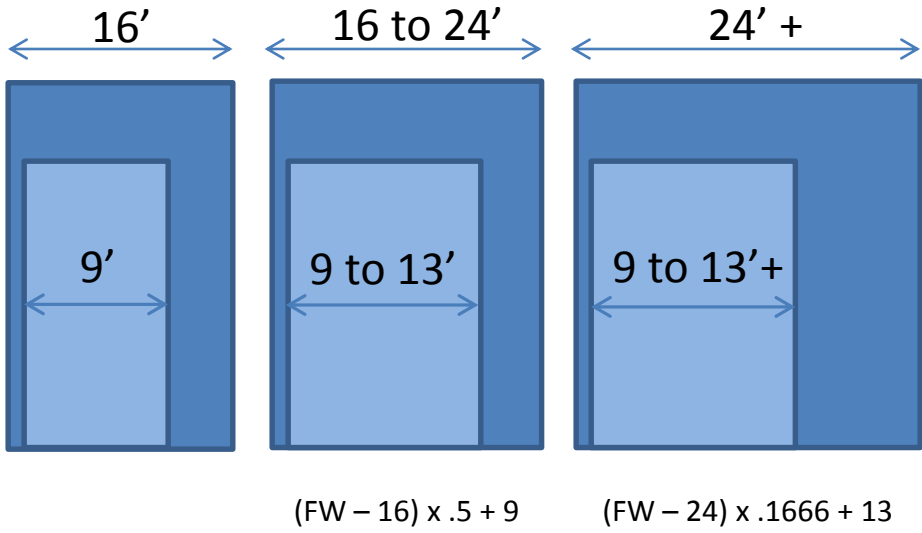
Regulations include minimum 9' width for bay, oriel, and show windows; maximum width based on width of façade.

Minimum façade width for bay, oriel, and show windows is 16'.



Things to keep in mind . . .

Widths and number of bay windows are determined by width of the building facade

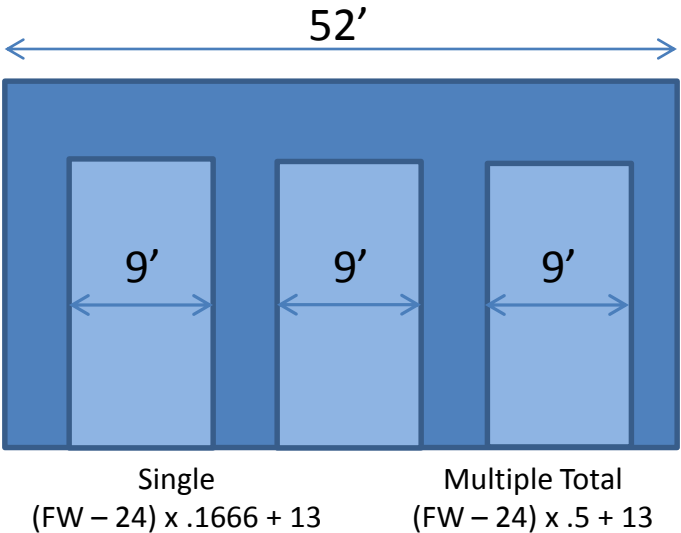


SINGLE PROJECTIONS

Facades 16' Wide
Minimum width for bay window projection; single projection of 9' allowed

Facades 16 to 24' Wide
Increase 6" for every foot of increase over 16' and up to 24'

Facades Over 24' Wide
Increase 2" for every foot of increase over 24'



MULTIPLE PROJECTIONS

Facades 24' Wide
Minimum width for multiple bay window projection

Facades Over 24' Wide
Total width of all projections to increase 6" for every foot over 24'

Things to keep in mind . . .

Balconies and porches unlimited in width unless connected to bay, oriel, or show windows.



Things to keep in mind . . .

Minimum clearances to curb applies to all projections and is based on street width:

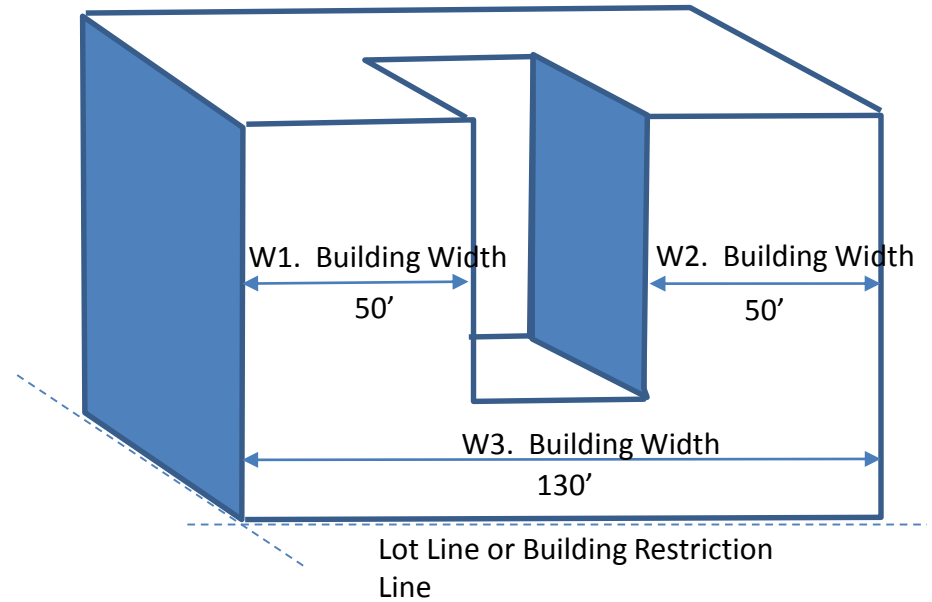
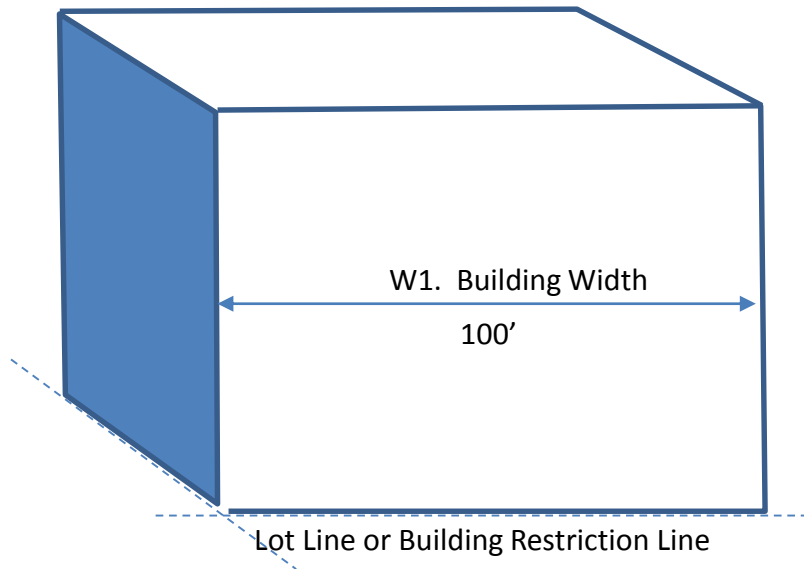
<i>40' to less than 50'</i>	<i>6'</i>
<i>50' to less than 60'</i>	<i>8'</i>
<i>60 to and including 80'</i>	<i>10'</i>
<i>80' to and including 90'</i>	<i>12'</i>
<i>More than 90'</i>	<i>15'</i>

All projections prohibited on certain streets.

No projections allowed on street less than 60' in width unless otherwise specified (ie. steps, water tables, sills, etc.).



Calculating building width



projections and their defining characteristics



Verticality



Secondary to the
Main Facade



Break Down
Mass



Activate
Street

discussion

